

VALUE: _____

SEND TAX NOTICE TO:

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Inst • 2000-03225
02/01/2000-03225
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.50
113

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sam A. Liles and wife, Tommie S. Liles** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **County Board of Education of Shelby County, Alabama** (hereinafter "Board of Education") and **City of Pelham, Alabama**, a municipal corporation (hereinafter "City of Pelham") (herein referred to as Grantee, whether one or more), an easement over and across the following described real estate, situated in Shelby County, Alabama, to-wit:

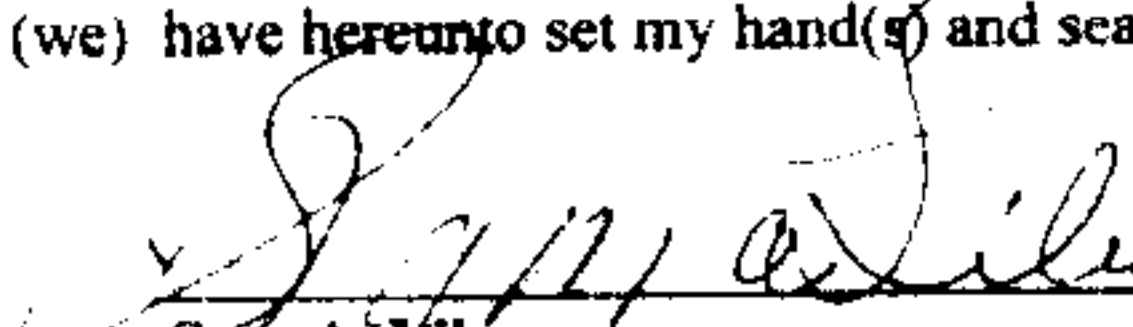
A permanent and perpetual easement which is a minimum of 30 ft. in width for the installation and maintenance of a sewer line and for sewer, water, and other utilities over and across the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

The City of Pelham agrees that for so long as the property described herein is owned by the above named Grantor, the City of Pelham will allow one free residential tap or connection to said sewer line for a single residential structure, said Impact Fee being valued at \$3,000.00. The owner of said property will be responsible for paying any plumber fees for making the connection; the City of Pelham will not charge regular monthly user fees for such connection unless or until such connection to said sewer line is actually made by the above named.

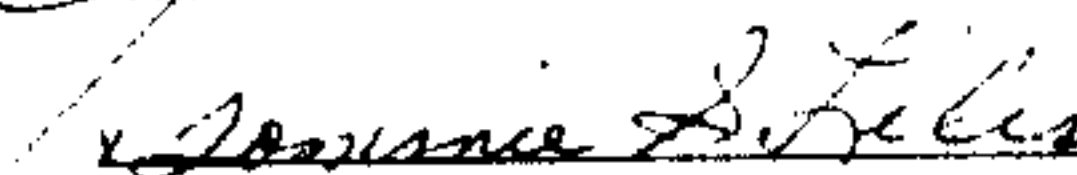
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 18 day of January, 2000.



Sam A. Liles (SEAL)

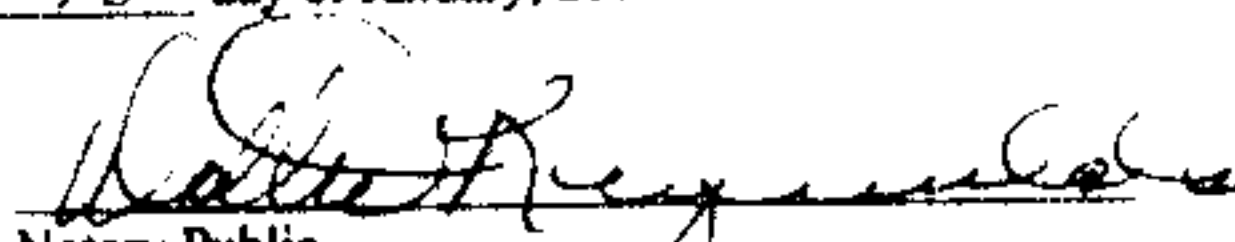


Tommie S. Liles (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam A. Liles and wife, Tommie S. Liles, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of January, 2000.



Notary Public

10 6 2001

UTILITY EASEMENT

58-14-03-07-03-009.010

SAM A. AND TOMMIE S. LILES

3060 WHISPERING PINES CIR.

BIRMINGHAM, ALABAMA 35226

EXHIBIT "A"

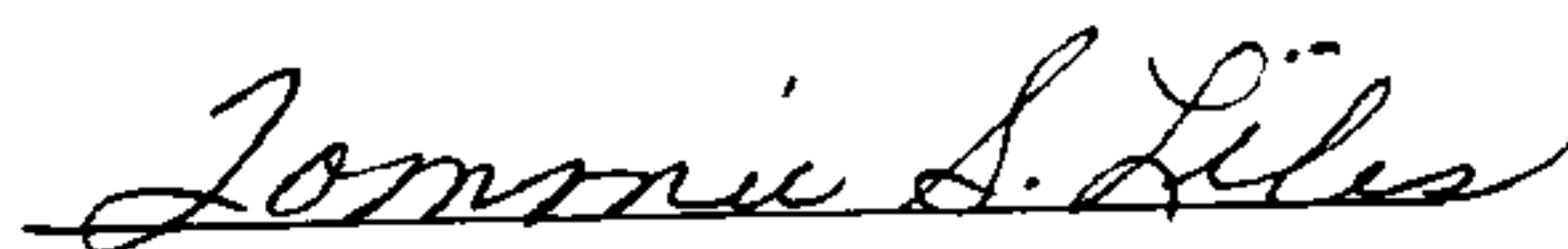
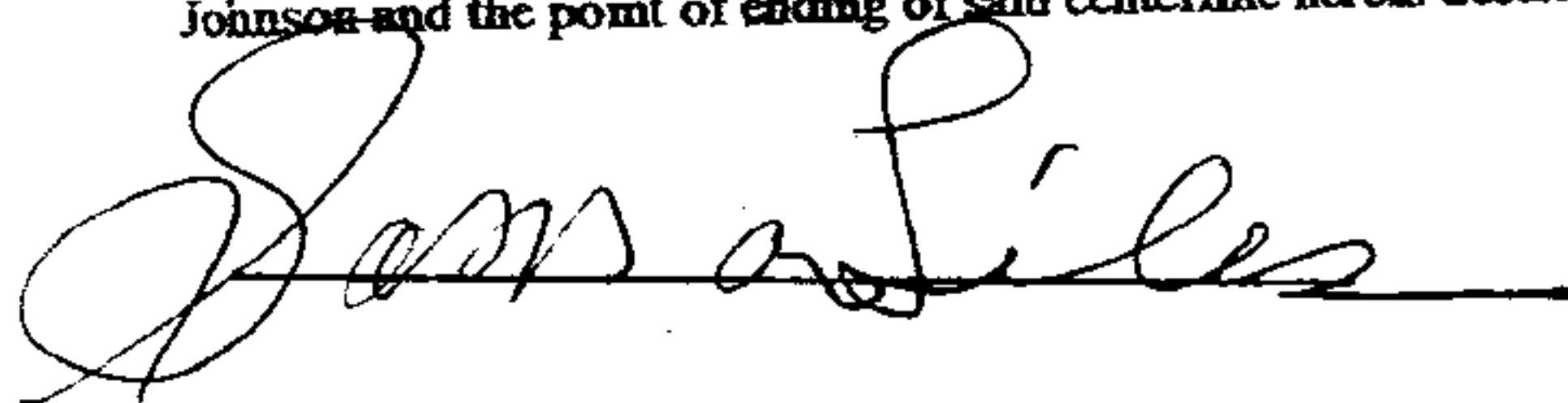
page one of two

A parcel of land situated in the South one-half of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 7 and a point on the Northwestern most property line of Betty Sue Ryan, as Recorded in Deed Book 342, Page 299, in the Office of the Judge of Probate, Shelby County, Alabama and run in an Easterly direction along the said South boundary line for a distance of 71.56; thence leaving said Northern property line, turn an interior angle to the left 111 degrees 16 minutes 50 seconds and run in a Southeasterly direction for a distance of 8.91 feet; thence turn an interior angle to the left 93 degrees 58 minutes 33 seconds and run in a Southwesterly direction for a distance of 145.07 feet; thence turn an interior angle to the right 143 degrees 46 minutes 10 seconds and run in a Southwesterly direction for a distance of 143.01 feet to the Northwestern property line of Mary Jean Coates c/o Rodney Bailey, as Recorded in Deed Book 343, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said Northwestern property line, run along last described course for a distance of 145.93 feet; thence turn an interior angle to the right 166 degrees 50 minutes 16 seconds and run in a Southwesterly direction for a distance of 105.41 feet to the Northern most property line of Sam A. and Tommie S. Liles, as Recorded in Deed Book 282, Page 778, in the Office of the Judge of Probate, Shelby County, Alabama and the POINT OF BEGINNING of a utility easement; thence run along last described course for a distance of 59.31 feet to the Northern most property line of Mary K. Johnson, as Recorded in Deed Book 351, Page 873, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said Northern most property line, run along last described course for a distance of 59.33 feet to a point on the Eastern most property line of Mary K. Johnson; thence leaving said centerline, turn an interior angle to the left 151 degrees 07 minutes 22 seconds and run along said Eastern most property line in a Southwesterly direction for a distance of 157.08 feet to the Southeastern property corner of Todd J. Rosser, as Recorded in Deed Book 313, Page 982, in the Office of the Judge of Probate, Shelby County, Alabama; thence run along last described course and along the Southern property line of Todd J. Rosser for a distance of 208.67 feet to the Southeastern property corner of Jimmie Lou Clements, as Recorded in Deed Book 344, Page 354, in the Office of the Judge of Probate, Shelby County, Alabama; thence run along last described course and along the Southeastern most property line of Jimmie Lou Clements for a distance of 40.26 feet to the Northwestern property corner of Sam A. and Tommie S. Liles; thence turn an interior angle to the left 175 degrees 44 minutes 39 seconds and run in a Southwesterly direction for a distance of 277.52 feet to a point on the Southern most property line of Sam A. and Tommie S. Liles; thence turn an interior angle to the right 41 degrees 14 minutes 41 seconds and run in a Southeasterly direction along said property line for a distance of 48.63 feet; thence leaving said Southern most property line, turn an interior angle to the left 221 degrees 14 minutes 41 seconds and run in a Northeasterly direction for a distance of 297.03 feet; thence turn an interior angle to the right 176 degrees 31 minutes 29 seconds and run in a Northeasterly direction for a distance of 367.48 feet; thence turn an interior angle to the right 149 degrees 48 minutes 43 seconds and run in a Northeasterly direction for a distance of 79.51 feet to the Eastern most property line of Mary K. Johnson; thence turn an interior angle to the right 28 degrees 52 minutes 38 seconds and run in a Northwesterly direction along said Eastern most property line for a distance of 31.06 feet to the POINT OF BEGINNING. Said easement contains 28,021 square feet or 0.64 acres more or less. Less and except any portion lying on Mary K. Johnson property, being further described as follows:

A parcel of land situated in the South one-half of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 7 and a point on the Northwestern most property line of Betty Sue Ryan, as Recorded in Deed Book 342, Page 299, in the Office of the Judge of Probate, Shelby County, Alabama and run in an Easterly direction along the said South boundary line for a distance of 71.56; thence leaving said Northern property line, turn an interior angle to the left 111 degrees 16 minutes 50 seconds and run in a Southeasterly direction for a distance of 8.91 feet; thence turn an interior angle to the left 93 degrees 58 minutes 33 seconds and run in a Southwesterly direction for a distance of 145.07 feet; thence turn an interior angle to the right 143 degrees 46 minutes 10 seconds and run in a Southwesterly direction for a distance of 143.01 feet to the Northwestern property line of Mary Jean Coates c/o Rodney Bailey, as Recorded in Deed Book 343, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said Northwestern property line, run along last described course for a distance of 145.93 feet; thence turn an interior angle to the right 166 degrees 50 minutes 16 seconds and run in a Southwesterly direction for a distance of 105.41 feet to the Northern most property line of Sam A. and Tommie S. Liles, as Recorded in Deed Book 282, Page 778, in the Office of the Judge of Probate, Shelby County, Alabama; thence run along last described course for a distance of 59.31 feet to the Northern most property line of Mary K. Johnson, as Recorded in Deed Book 351, Page 873, in the Office of the Judge of Probate, Shelby County, Alabama and the POINT OF BEGINNING of a centerline of a 20 foot utility easement lying 10 foot and parallel to the centerline; thence leaving said Northern most property line, run along last described course for a distance of 59.33 feet to a point on the Eastern most property line of Mary K. Johnson and the point of ending of said centerline herein described. See Exhibit "A" for sketch.



42250-0002 • 15U1

05:51 544 000
02/01/2000-03225
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

PELHAM
80' FRONT OF
52250-0002
JUNGO ROAD

58-14-03-07-03-009.010
SAM A. & TOMMIE S. LILES
3060 WHISPERING PINES CIR.
BIRMINGHAM, AL 35226
D.B. 282, PG. 778

28,021 SQ. FT.
0.64 ACRES

58-14-03-07-03-009.010
JAMES L. JOHNSON
PELHAM, AL 35114
1244 HWY. 32
D.B. 282, PG. 982

58-14-03-07-03-009.010
JAMES L. JOHNSON
PELHAM, AL 35114
1244 HWY. 32
D.B. 282, PG. 982

LESS AND EXCEPT

P.O.B.

P.O.C.
SW CORNER
NE 1/4 - SW 1/4
SEC 7, T20S, R2W

NW CORNER
NE 1/4 - SW 1/4
SEC 7, T20S, R2W



NOT TO SCALE

LEGEND

- IRON PIN FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

INTERSTATE 65
RIGHT OF WAY VARIES

James L. Liles

CONGONZALEZ VAZQUEZ STRENGTHEN, INC.
ENGINEERING & SURVEYING
SUITE 207 - 1700 SHAWNEE CIRCLE
BIRMINGHAM, ALABAMA 35203
(205) 344-8888
FAX (205) 344-8883

TRACT SKETCH

UTILITY EASEMENT

PARCEL ID #58-14-03-07-03-009.010

VALLEY INTERMEDIATE SCHOOL

SHELBY COUNTY BOARD OF EDUCATION

TITLE	DATE
TRACT SKETCH	10/20/99
DRAWN BY	SCALE
MW/L	NONE
CHECKED BY	DATE
DATE	10/20/99
SCALE	AS SHOWN
DATE	10/20/99